



46 North Street

Chichester, PO19 1NF

**FOR SALE - Freehold Retail
Building
OIRO £250,000**

648 sq ft
(60.20 sq m)

- Vacant suit owner occupier
- Excellent location
- Versatile use

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Summary

Available Size	648 sq ft
Price	Offers in the region of £250,000
Rates Payable	£3,592.80 per annum
Rateable Value	£7,200
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (54)

Description

Freehold retail premises on Chichester's busiest retail street, suit owner-occupiers & investors.

Exceptional footfall situated on the main pedestrian route between Oaklands Car Park and the city centre, ensuring a constant flow of passing trade throughout the day.

Flexible accommodation comprising a ground floor shop, covered rear store, cellar and two upper floors, offering considerable flexibility for a variety of uses. Good retail frontage — 12'6" net frontage with good window display area and fitted spotlights, providing an attractive and well-presented shop front.

Useful cellar storage — cellar of approximately 11'6" x 11'10" with store cupboards, potential for residential conversion (subject to planning).

Location

Established retail pitch — North Street is home to a vibrant mix of national operators and independent retailers, sitting at the heart of Chichester's primary retail and commercial core.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	156	14.49
Basement	140	13.01
1st	150	13.94
2nd	202	18.77
Total	648	60.21

Viewings

Viewings can be arranged via vendors agent - Newlands Property

Terms

Offers are invited in the region of £250,000 for the freehold interest.



Viewing & Further Information



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